



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3004309

Applicant Name: Phuong Tran

Address of Proposal: 4770 S Bond St

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into three parcels of land. Proposed parcel sizes are: A) 7,740 sq. ft., B) 7,814 sq. ft.; and C) 8,138 sq. ft. Existing structures have been removed.

The following approval is required:

Short Subdivision – to create three parcels of land.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition,
or involving another agency with jurisdiction.

BACKGROUND DATA

Date of Site Visit: June 29, 2006.

Zoning: Residential, Single-family 7200 (SF 7200).

Uses on Site: One single-family residence and two sheds.

Substantive Site Characteristics:

This 23,692 square foot subject site (the “parent lot”) is a rectangular lot that fronts on S Bond St. The surrounding zoning in all directions is Residential, Single-family 7200 (SF 7200). The site slopes down slightly to the north and east. The site is not located in any mapped critical areas.

Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 23,692 square feet, the “parent lot,” into three parcels of the following sizes: A) 7,740 sq. ft., B) 7,814 sq. ft.; and C) 8,138 sq. ft. Parcel A will be created on the western portion of the original lot. Parcel C will be created on the eastern portion of the original lot. Parcel B will be created in between parcels A and C. All parcels will have frontage on S Bond St for vehicular and pedestrian access.

Public Comment:

The comment period for this proposal ended on June 7, 2006. During this period, one comment letter was received.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees; and*

Seattle Fire Dept review has concluded that the lot depth exceeds the maximum distance allowed from an approved fire department vehicle access road. SFD has recommended the following corrections or conditions be met:

South Bond St. is the nearest fire department vehicle access road. It appears that potential building sites on Parcels A, B and C may be in excess of 150’ from S Bond St. Therefore the following fire code conditions would apply. The private road shown on plan does not meet the requirements of a fire department vehicle access road as described in these sections.

2003 SFC Sect. 503.1.1 Buildings and facilities.

“Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.”

Exception:

“The fire code official is authorized to increase the dimension of 150 feet where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, or 903.3.1.3
2. ...
3. There are not more than two Group R-3 or Group U occupancies.”

2003 SFC Sect. 503.2.1 Dimensions.

“Fire apparatus access roads shall have an unobstructed width of not less than 20 feet except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet.”

This dimension is required along the entire length of the fire department vehicle access road including the driveway access from a public street.

Exception:

1. “Access roads serving not more than two Group R-3 or U occupancies shall have an unobstructed width of not less than 12 feet.”

2003 SFC Appendix D, D103.34 Dead Ends.

Dead end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.34. Turnarounds typically provide 20-foot lanes approximately 70 foot in length with 28-foot radii. Please refer to table referenced above.

2003 SFC Sect. 503.2.3 Surface.

“Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. (see AASHTO Highway Standard 20)”

Approved surfaces typically include concrete or asphalt surfaces over 6 or more inches of gravel and are capable of supporting an apparatus weight of 70 – 80,000 pounds.

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Departments (SFD), Seattle City Light, the Building Plans Examiner, the Drainage Section of DPD, and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision.

The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions set forth in the Land Use Code and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply, and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in an environmentally critical area; therefore SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION –SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS – SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Include any required easement description provided by Seattle City Light on the face of the final plat and in the legal descriptions of the affected lots.
2. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat “For conditions of approval after recording see page ____ of ____.”
3. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. The lot areas of each parcel shall be shown on the recording documents.
4. Submit the recording fee and final recording forms for approval.
5. Label all structures “to be removed” on the final plat.

- Prior to Issuance of any Building Permit

- Date:
- September 18, 2006